

(Translation)

Minutes of the 14th Meeting of
Community Building, Planning and Development Committee (6/17-18)

Date: 13 March 2018 (Tuesday)

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Members

Mr LAM Faat-kang, MH (Chairman)

Mr CHAN Chun-chung, Jones (Vice Chairman)

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

Mr WONG Ka-wa

Mr WONG Wai-kit

Mr KOT Siu-yuen

Mr CHOW Ping-tim

Mr CHENG Chit-pun

Mr LO Siu-kit, MH

Mr TAM Hoi-pong

Mr KOO Yeung-pong, MH

Mr MAN Yu-ming, MH

Government Representatives

Mr NG Kar-shu

Senior Town Planner/Tsuen Wan, Planning
Department

Mr TSE Hing-chit

Administrative Assistant/Lands (District
Lands Office, Tsuen Wan and Kwai Tsing),
Lands Department

Mr LI Pui-sang

Contractor Project Coordinator/2 (New
Territories West), Civil Engineering and
Development Department

Mr CHOW Chun-hun, Gary

Assistant District Officer (Tsuen Wan),
Tsuen Wan District Office

Miss TAI Tsz-yan, Angie

Executive Officer (Development), Tsuen
Wan District Office

Tsuen Wan District Council Secretariat Representatives

Miss LAM Siu-yung, Daisy

Senior Executive Officer (District Council),
Tsuen Wan District Office

Miss CHAN Hiu-yuen (Secretary)

Executive Assistant (District Council) 4,
Tsuen Wan District Office

Attendance by Invitation:

For discussion of item 2

Ms LUI Ka-wing

Assistant District Social Welfare Officer
(Tsuen Wan and Kwai Tsing) 3, Social
Welfare Department

Mr KUAN Man-hou

Chief Health Inspector 2, Food and
Environmental Hygiene Department

For discussion of item 4

Mr CHEN Kin-tung, Tommy

Senior Estate Surveyor/Central (District
Lands Office, Tsuen Wan and Kwai Tsing),
Lands Department

Mr TSIN Hok-yin, Ray

Estate Surveyor/W2, (District Lands Office,
Tsuen Wan and Kwai Tsing), Lands
Department

Absent:

Member

Mr CHAN Sung-ip, MH

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 14th meeting of the Community Building, Planning and Development Committee (CBPDC).

2. The Chairman reminded Members that according to section 15(3) of the Tsuen Wan District Council Standing Orders (the Standing Orders), “in the course of a meeting of the Council, all persons attending or sitting in on the meeting at the place of the meeting shall switch off all devices which may emit sound and shall not use any telecommunications devices for conversation” in order to ensure the smooth progress of the meeting. He further reminded Members of section 28 of the Standing Orders that unless otherwise agreed by the Chairman, a Member might speak and make supplementary remarks for each agenda item once respectively at the meeting. Each Member could speak up to 3 minutes each time.

(Note: Mr CHAN Chun-chung, Jones, Mr WONG Wai-kit and Mr KOO Yeung-pong joined the meeting at 2:36 p.m.)

II Item 1: Confirmation of Minutes of the Meeting held on 9.1.2018

3. The minutes of the previous meeting were unanimously confirmed by Members without amendment.

III Item 2: Matters Arising from the Minutes of the Previous Meeting

(A) Paragraphs 4 to 16 of the Minutes of the Meeting held on 9 January 2018: “Request for the Government to Study the Feasibility on the Development of the Site of the Former Tsuen Wan Magistrates’ Courts”

4. The Chairman welcomed the representatives from government departments who specially joined the meeting, including:

- (1) Mr KUAN Man-hou, Chief Health Inspector 2 (CHI 2) of the Food and Environmental Hygiene Department (FEHD);
- (2) Ms LUI Ka-wing, Assistant District Social Welfare Officer (Tsuen Wan and Kwai Tsing) 3 (ADSWO(TW&KwT)3) of the Social Welfare Department (SWD); and
- (3) Mr CHOW Chun-hun, Gary, Assistant District Officer (Tsuen Wan) (ADO(TW)) of the Tsuen Wan District Office (TWDO).

Moreover, Mr NG Kar-shu, Senior Town Planner/Tsuen Wan (STP/TW) of the Planning Department (PD) and Mr TSE Hing-chit, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO)) of the District Lands Office (DLO) would give response to Members' enquiries on behalf of the PD and DLO respectively. Besides, the written replies of the Government Property Agency, DLO, Transport Department (TD), Leisure and Cultural Services Department (LCSD) and PD were tabled at the meeting for Members' perusal.

5. STP/TW of the PD said the PD had mentioned at the previous CBPDC meetings that it proposed to relax the height restriction of the new building from four storeys to at least ten storeys, which would be adopted as a benchmark. It was hoped that the new height restriction would tie in with the provision of the facilities required and a balance between the requirements for landscape and ventilation would be struck as far as possible. Currently, the PD continued to discuss the facilities to be provided and floors to be allocated for such facilities with the departments concerned, including the SWD, Department of Health (DH) and TD. Among these departments, the TD agreed to meet the demand for parking spaces in the district and would construct a public car park at the site and study the number of storeys and location of the car park. Besides, the PD was also consulting the Antiquities Advisory Board under the Development Bureau (DEVB) on the conservation elements in the use of the site of the former Tsuen Wan Magistrates' Courts and would report the progress at the next CBPDC meeting.

6. AA/Lands (DLO) of the DLO said that according to the records of the DLO, the site of the former Tsuen Wan Magistrates' Courts was held by the Judiciary. The Lands Department would tie in with the future planning of the site and carry out the follow-up work as appropriate.

7. ADSWO(TW/KwT)3 of the SWD said that the SWD had nothing to add.

8. CHI 2 of the FEHD said that the FEHD had nothing to add.

9. ADO(TW) of the TWDO said that the TWDO had nothing to add.

10. The views, enquiries and suggestions of Members were summarised as follows:

- (1) he expressed regret at the LCSD's refusal to provide additional performing arts facilities at the site on the grounds that the utilisation rate of the facilities in Tsuen Wan Town Hall (TWTH) had not reached saturation yet as stated in its written reply. Given that the mode of operation of TWTH had been adopted for decades, the utilisation rate remained at a level below saturation probably

- due to the location or outdated equipment of TWTH. Hence, he suggested that the LCSD should uphold the tradition of striving for further excellence and re-consider making good use of the site, with a view to reorganising the existing facilities and boosting the utilisation rate (Mr CHOW Ping-tim);
- (2) he expressed regret at the response of the FEHD. In his opinion, it was currently difficult to improve the crowded and humid environment in the Yeung Uk Road Market through air-conditioning retrofitting works. Hence, he suggested making use of the new space and vacating some storeys of the existing market for reorganisation and enhancement. It was not necessary to demolish the entire market (Mr CHOW Ping-tim);
 - (3) he was pleased to note that the height restriction of the new building would be relaxed from four storeys to ten storeys. He also suggested that the departments concerned should actively consider using the site to facilitate the long-term development of Tsuen Wan district (Mr CHOW Ping-tim);
 - (4) according to the findings of a questionnaire survey conducted in Tsuen Wan, many citizens hoped that more recreational and sports facilities would be provided. He suggested that the PD and departments concerned should draw reference from the relevant views and demand (Mr KOO Yeung-pong);
 - (5) he was of the view that after the in-take of the housing estates surrounding the site one after the other in 2019, there would be a rapid increase in the population in the district. Hence, it was essential to make long-term planning and the decision should not be made hastily (Mr KOO Yeung-pong);
 - (6) he enquired about the feasibility of demolishing the building of the former Tsuen Wan Magistrates' Courts and constructing a car park at the site under a short-term tenancy (Mr KOO Yeung-pong);
 - (7) he did not raise objection to the handling of the site by the PD. He opined that as Members had a deeper understanding of Tsuen Wan, he suggested that the departments concerned should draw reference from the views of Members and the public. The sports, recreational and cultural facilities should be provided at the site to nurture arts talents in the district (Mr WONG Ka-wa);
 - (8) he suggested that the building of the former Tsuen Wan Magistrates' Courts should be demolished as soon as possible, in order to vacate the site for construction of a temporary car park (Mr WONG Ka-wa);
 - (9) he opined that the relaxation of the height restriction of the new building from four storeys to ten storeys was conducive to satisfying the needs in the district. He also suggested that various departments should expedite the negotiation and allocate the site properly (Mr MAN Yu-ming);
 - (10) he appreciated the planning of theatre in Zhuhai. Besides, he suggested that the departments concerned should actively consider the provision of recreational and sports facilities as well as community hall in the new building, in order to provide a performance venue with new stage set-up for the arts community and enhance the cultural and arts appreciation in the district (Mr MAN Yu-ming);
 - (11) he was pleased to note that the PD proposed to relax the height restriction of the new building from four storeys to ten storeys. To avoid delay in the works progress, he suggested that the PD should confirm the construction of the new building and discuss the use and floor allocation of the new building (Mr LO Siu-kit); and

- (12) he opined that the facilities to be provided at the site should not overlap with that in the community hall which was planned to be built on Ma Tau Pa Road (Mr LO Siu-kit).

11. CHI 2 of the FEHD said that the Government was concerned about the development of markets in the territory and would study the enhancement of the markets which were built in early years. Having obtained the support for air-conditioning retrofitting works from more than 80% of the stallholders of Yeung Uk Road Market, the FEHD was currently discussing the conduct of other improvement works in the course of air-conditioning retrofitting works with the representatives of the stallholders of the market. There was no plan to relocate the market at this stage.

12. The Chairman suggested that the FEHD should study Members' views on making good use of the site.

13. STP/TW of the PD responded as follows:

- (1) the PD was currently planning the long-term development of the site. It did not object to the temporary use of the site vacated after demolition of the building of the former Tsuen Wan Magistrates' Courts in principle. The DLO would follow up on the relevant timetable and exact use of the site;
- (2) as the site of the former Tsuen Wan Magistrates' Courts was zoned as a "Government, Institution or Community" site in the Outline Zoning Plan, the provision of recreational and sports facilities at the site was the use always permitted. Hence, the PD did not object to the proposal concerned. The PD was currently liaising with the three departments which were interested in using the site and was readily to discuss the development of the site with other departments;
- (3) the PD proposed to relax the height restriction of the new building to a minimum of ten storeys and would adopt it as a benchmark. After negotiating the use of various facilities, number of storeys and storey height required, the PD would assess the height, landscape and ventilation of the new building; and
- (4) the PD was pleased to note that the TD would provide a car park at the site.

14. AA/Lands (DLO) of the DLO said that currently, the site of the former Tsuen Wan Magistrate's Court was held by the Judiciary for storage of records. The Judiciary would probably have to identify another site for storage of the records after demolition of the court building. Regarding the proposal on providing a temporary car park at the site, the DLO would provide the land for the departments concerned such as the PD and TD in response to their requirements.

15. The views, enquiries and suggestions of Members were summarised as follows:

- (1) he was pleased to note that the height restriction of the new building could be relaxed to a minimum of ten storeys. He also suggested that the older facilities in the district, such as Yeung Uk Road Market, Lady Trench Polyclinic and Luen Yan Street Cooked Food Hawker Bazaar, should be relocated in order to free up the space and make good use of the last precious land in Tsuen Wan town centre (Mr CHOW Ping-tim);
- (2) he suggested seizing the opportunity to make planning and relocate Lady

Trench Polyclinic to another location in Tsuen Wan town centre as well as widening the pavement of Sha Tsui Road where the bus stop was located, in order to safeguard the pedestrian safety and facilitate the long-term development of Tsuen Wan district (Mr CHOW Ping-tim);

- (3) the Working Group on Community Development and Planning under the CBPDC had conducted a public opinion survey and sought public views on the development of the sites in the district, including the replanning of the site of the former Tsuen Wan Magistrates' Courts from about 600 residents in Tsuen Wan through interviews. The majority of the respondents hoped that the site would be rezoned for cultural, recreational and community facility uses, such as a park, sports centre, civic centre and community centre/hall. The report of the public opinion survey had been printed and distributed to Members and departments concerned for reference and understanding the aspirations of residents in Tsuen Wan (Mr CHENG Chit-pun);
- (4) he thanked the PD for giving response actively and suggested that the planning of the site should be expedited (the Chairman); and
- (5) he opined that as the site was in close proximity to Tsuen Wan Town Hall, he suggested that the CBPDC should request the LCSD to provide cultural and recreational facilities, such as the training centres for singing and dancing at the site in writing (the Chairman).

16. STP/TW of the PD responded that Lady Trench Polyclinic was in operation currently. The request for relocation of Lady Trench Polyclinic should be raised by the department which held the site and consideration should be given to reprovisioning of the existing facilities. The PD had not received any request for relocation of Lady Trench Polyclinic from the department concerned yet and would fully provide assistance when necessary. Besides, the PD would consider the views in the report of the public opinion survey.

17. The views, enquiries and suggestions of Members were summarised as follows:

- (1) he suggested that a letter should be sent to the Food and Health Bureau (FHB) enquiring FHB's view on relocation of Lady Trench Polyclinic, with a view to making good use of the site for development (Mr WONG Ka-wa);
- (2) he agreed that the land could be better used for development through relocating Lady Trench Polyclinic. However, he worried that the relocation of the methadone clinic of the Lady Trench Polyclinic might cause problems to the surrounding places (Mr LO Siu-kit);
- (3) he suggested that the PD should consult the departments concerned on the relocation of Lady Trench Polyclinic (the Chairman);
- (4) he opined that the services of methadone treatment clinic could be provided in the form of a mobile truck; and that the Lady Trench Polyclinic should be relocated only after the new facilities put into service upon completion in order to minimise the impact on users of the facilities (Mr CHOW Ping-tim); and
- (5) he suggested that the development of the site of the former Tsuen Wan Magistrates' Courts should be handled in the first place and enquired about the maximum height limit of the new building (Mr KOO Yeung-pong).

18. STP/TW of the PD responded that it would be more appropriate for the CBPDC to seek views from the DH on relocation of Lady Trench Polyclinic. Moreover, regarding

the height restriction of the new building, the PD proposed to relax the height restriction from four storeys to at least ten storeys and would adopt it as a benchmark. It was hoped that the new height restriction would tie in with the provision of the facilities required and a balance between the requirements for landscape and ventilation would be struck as far as possible. However, the actual building height could only be finalised after the facilities to be provided and number of storeys required were preliminarily confirmed and the assessments of landscape and ventilation were conducted.

(Note: Ms LAM, Lam Nixie joined the meeting at 3:13 p.m.)

19. The Chairman stated that the CBPDC would request the LCS D to give response to the captioned matter and suggest the DH to study the feasibility of relocating Lady Trench Polyclinic in writing.

(Post-meeting note: The CBPDC had requested the LCS D to give response to the development of the site of the former Tsuen Wan Magistrates' Courts and suggested the DH to study the feasibility of relocating Lady Trench Polyclinic in writing respectively on 24 April 2018.)

IV Item 3: Planning Applications (as at 2.3.2018)
(CBPDC Paper No. 23/17-18)

20. STP/TW of the PD introduced the paper.

(Note: Mr CHOW Ping-tim left the meeting at 3:16 p.m.)

21. The views, suggestions and enquiries of Members were summarised as follows:

- (1) he objected to Application No. A/TW/496 (Mr WONG Ka-wa);
- (2) they objected to Application No. Y/TW/13 (Mr WONG Ka-wa and the Vice Chairman);
- (3) he requested the departments concerned to provide information about the impact on the ridgeline brought by Application No. Y/TW/13. He also said that some residents worried that the provision of more than 200 parking spaces in this application would cause traffic problems during festive occasions. He hoped that the applicant would handle the relevant traffic impact assessment (TIA) properly (Mr WONG Ka-wa);
- (4) he objected to Application No. A/TW/492. He opined that currently, there was a serious problem of traffic congestion at the location concerned. The provision of the facility concerned at the location would result in massive vehicular flow. It would be difficult to deal with the problem even if the assistance from the Police was drawn (Mr WONG Ka-wa);
- (5) he objected to Application No. Y/TW/12 owing to the environment of the location concerned and views of the residents. He also opined that there was a serious problem of traffic congestion on the roads at the location concerned and thus the traffic at the roundabout in Cheung Shan Estate was affected. The situation had not been improved (Mr WONG Ka-wa);
- (6) he held a negative view on Application No. Y/TW/13 and opined that the roads in the vicinity of the location concerned were narrow. The situation was improved because the Police had made every effort to provide assistance at the

location during Ching Ming Festival and Chung Yeung Festival in recent years. However, if the site was rezoned as a residential area, the increase in vehicular flow in future would lead to a long-term problem of traffic congestion and the residents nearby would be affected. Hence, he suggested that new technologies of road construction should be applied according to the geographical environment of the location concerned, with a view to solving the relevant problems (Mr MAN Yu-ming);

- (7) he noted that the applicant had applied for postponement of consideration of Application No. A/TW/492 in order to give response. Thus, he enquired about the number of objections against this application which were received by the PD during the public consultation period and the progress of the relevant TIA and noise impact assessment (Mr LO Siu-kit); and
- (8) he enquired whether the provision of niches was involved in Application No. A/TW/495 (the Vice Chairman).

22. The Chairman stated that he had submitted a paper regarding Application No. Y/TW/13 and Members could discuss it in detail under agenda item 5.

23. STP/TW of the PD responded as follows:

- (1) regarding Application No. Y/TW/13, he would give a consolidated response in the discussion of agenda item 5 as instructed by the Chairman;
- (2) regarding Application No. A/TW/496, the PD had received one objection during the public consultation period. The applicant had applied for postponement of consideration of the application, in order to give response to the comments of the departments;
- (3) regarding Application No. A/TW/492, the PD had received over 600 public views. Moreover, the applicant had already submitted the supplementary information in response to the comments of the departments. The departments concerned were considering the supplementary information; and
- (4) the provision of niches was not involved in Application No. A/TW/495.

(Note: Mr WONG Ka-wa left the meeting at 3:26 p.m.)

V Item 4: The Progress and the Government's Role on the Development of Phase II of Ma Wan Park

(CBPDC Paper No. 24/17-18)

24. The Chairman welcomed the representatives from government departments who specially joined the meeting, including:

- (1) Mr CHEN Kin-tung, Tommy, Senior Estate Surveyor/Central (District Lands Office, Tsuen Wan and Kwai Tsing) of the DLO; and
- (2) Mr TSIN Hok-yin, Ray, Estate Surveyor/W2 (District Lands Office, Tsuen Wan and Kwai Tsing) (ES/W2) of the DLO.

Besides, the consolidated written reply of the DEVB and DLO was tabled at the meeting for Members' perusal.

25. Mr TAM Hoi-pong introduced the paper.

26. ES/W2 of the DLO responded as follows:

- (1) the Multi-purpose Centre of Ma Wan Park was a project in the development of phase I of Ma Wan Park under the Outline Master Development Plan (OMDP) approved by the Town Planning Board (TPB). However, the centre was included in the boundaries of the land grant for the development of phase II of Ma Wan Park;
- (2) the development of phase II of Ma Wan Park was a private construction project which would be in commercial operation. The Government and developer of Ma Wan Park had entered into a project agreement in 1997 and the main role of the Government was to tie in with the developer by providing the land required for development. The construction cost of Ma Wan Park would be deducted from the premium payable from of the land lot in Park Island;
- (3) the development of phase I of Ma Wan Park was completed in 2012. The developer was unable to provide the development timetable for phase II of Ma Wan Park for the time being because the land required for development had not been completely consolidated yet. The development of phase II of Ma Wan Park involved some land exchange applications for private land and complaints lodged by occupants of squatters with government land licences. The DLO was currently following up on several outstanding cases;
- (4) in response to the concept of revitalising Ma Wan Old Village, the TPB approved the Revised OMDP for the development of phase II of Ma Wan Park in January 2014 and the time limit for execution was January 2018. The time limit for execution was extended to January 2022 due to the application for postponement by the developer; and
- (5) the DLO was aware of the concerns and different views of Members and residents in Ma Wan on the development of phase II of Ma Wan Park and would keep pace with the development of the developer as far as possible.

27. The views, suggestions and enquiries of Mr TAM Hoi-pong were summarised as follows:

- (1) he requested the DLO to further elaborate its response to the Multi-purpose Centre of Ma Wan Park;
- (2) he enquired whether the extension of the time limit for execution of the development of phase II of Ma Wan Park to January 2022 was approved by the TPB and about the arrangement upon expiry of the said time limit; and
- (3) he requested the DLO to discuss the details of the project and status of land resumption with Members and the representatives of residents in detail. He said that he had invited the departments to send representatives to attend a meeting for discussion on the relevant matters in the past but the departments concerned were slow in giving replies.

28. ES/W2 of the DLO responded as follows:

- (1) the Multi-purpose Centre of Ma Wan Park was a project in the development of phase I of Ma Wan Park under the OMDP approved by the TPB. As the location of the Multi-purpose Centre fell beyond the boundaries of the land grant for the development of phase I of Ma Wan Park earlier, it was included in the land which was granted for the development of phase II of Ma Wan Park;
- (2) in December 2017, the TPB extended the time limit for execution of the

development of phase II of Ma Wan Park from January 2018 to January 2022;
and

- (3) the DLO would take follow-up actions after receiving the relevant invitation.

29. The Chairman said that the personal aspiration raised by the Member would be handled by the department concerned.

VI Item 5: The Change of Land Use of Hilltop Country Club, Tsuen Wan
(CBPDC Paper No. 25/17-18)

30. The Chairman said that as this agenda item was raised by him, the Vice Chairman would take over the chair temporarily.

31. The Acting Chairman said that the representative from the department responsible for giving response was STP/TW of the PD. Besides, the written replies of the Environmental Protection Department (EPD) and PD were tabled at the meeting for Members' perusal.

32. Mr LAM Faat-kang introduced the paper.

33. The Acting Chairman asked if any Members needed to make declaration of interest immediately. Mr LO Siu-kit made declaration of his membership of Hilltop Country Club, Tsuen Wan. The Acting Chairman permitted that the Member who had declared an interest could speak on this agenda item according to section 48(12) of the Standing Orders.

34. STP/TW of the PD responded as follows:

- (1) the PD would duly play its gate-keeping role in examining whether the development proposed in the application could meet the requirements on various fronts, including the environmental and traffic aspects;
- (2) currently, the application was in the stage of paper circulation among the departments. The PD would conduct an integrated analysis on the views collected from the departments and the public as well as submitting the relevant documents and views to the TPB subsequently;
- (3) following the close of the public consultation period of the application, the PD had received a total of 31 public views, among which 21 views in opposition to, 4 views with reservations on and 6 views in support of the application;
- (4) it was stipulated in the relevant regulations that a three-week public consultation exercise should be conducted for the planning application and the relevant work should be conducted as soon as possible after the receipt of the application. The work included the display of a project brief for members of the public to give views, publication of the application on newspapers as well as seeking views from the residents, owners' corporations and building organisations concerned. The PD was unable to extend the public consultation period due to the relevant regulations, but it noted Members' concern over the captioned matter. Besides, the Chairman of the Tsuen Wan District Council (TWDC) had already expressed concern over the captioned matter to the Secretariat of the TPB in writing; and
- (5) the PD would submit the Members' views which were consolidated and forwarded by the TWDO to the TPB in full for consideration.

(Note: Mr CHENG Chit-pun left the meeting at 3:46 p.m.)

35. The views, enquiries and suggestions of Members were summarised as follows:
- (1) she said that as residential buildings in mid-level were more popular among motorists, the ratio of residential unit to parking space in such buildings was almost 1:1 in the past. However, under the restriction imposed on new buildings by the latest policy, the number of parking spaces would be decreased by 50% or more when compared with that in the past. Taking this application as an example, only about 200 parking spaces would be provided for the proposed 800 or so residential units. She worried that if the application was finally approved, the shortage of parking spaces at the proposed property development would lead to the problem of illegal parking at the location concerned or downtown Tsuen Wan. She also enquired about the feasibility of relaxing the restriction on the number of parking spaces (Ms LAM Yuen-pun, Phyllis);
 - (2) she was concerned about the potential traffic impact on the areas around Lo Wai brought by the application. She suggested that the facilities on the roads concerned should be enhanced (Ms LAM Yuen-pun, Phyllis);
 - (3) he pointed out that the item of planning applications was on the agenda of the CBPDC meetings and the minutes of the CBPDC meetings were duly prepared. He was of the view that submission of the views of Members raised at the CBPDC meetings upon consolidation to the PD again was not satisfactory and respectful. Hence, he suggested that the PD should submit to the TPB the relevant parts of the minutes of the CBPDC meetings in full (Mr LO Siu-kit);
 - (4) he was concerned about Hilltop Road which was narrow. He also enquired which party should be responsible for the supply of land and works implementation if the applicant planned to widen the road section of Hilltop Road which was located in private land and government land for smooth vehicular flow (Mr LO Siu-kit);
 - (5) they opined that the traffic problem in the areas around Lo Wai during Ching Ming Festival and Chung Yeung Festival was a more important issue. They were also concerned about the traffic impact brought by the application (Mr LO Siu-kit and Mr TAM Hoi-pong);
 - (6) he was concerned about whether the number of parking spaces provided in the application would be sufficient to meet the demand from the relevant users. Besides, he enquired the PD about the maximum ratio of household to parking space at a "Residential (Group B)" site as stipulated in the Hong Kong Planning Standards and Guidelines (the HKPSG) and the PD's views on provision of more parking spaces by the applicant out of his willingness (Mr WONG Wai-kit);
 - (7) they enquired about the views and suggestions of the departments concerned on the impact brought by the application on the traffic capacity of the roads in the vicinity of the location concerned (Mr WONG Wai-kit and the Acting Chairman);
 - (8) he opined that the submission of paper on the planning application failed to tie in with the meeting cycle of the CBPDC and that the consolidation of views via the TWDO was unsatisfactory. He also opined that the PD should play its

- essential gate-keeping role in properly considering the controversial planning applications which were lodged in a hasty manner (Mr WONG Wai-kit);
- (9) he learnt that most of the land of Hilltop Country Club was private land and it was not government land for pleasure grounds purpose. Thus, he enquired whether the land in the application was private land or government land (Mr TAM Hoi-pong);
 - (10) he enquired whether the application would be proceeded later or through submission to the TPB for consideration (Mr TAM Hoi-pong);
 - (11) he opined that submission of Members' views to the TPB by the TWDO after making consolidation was feasible. He also suggested that the relevant ordinances should be amended for extension of the public consultation period, in order to gauge views from and show respect to the CBPDC (Mr MAN Yu-ming);
 - (12) he was concerned about the impact on the ridgeline brought by the application and enquired whether the TD had submitted its views on the application to the PD (the Acting Chairman); and
 - (13) he thought that the applicant did not bring up the issues of parking spaces and the roads concerned deliberately for the purpose of obtaining easy approval for his application by proposing solutions after the views on the said issues were given (the Acting Chairman).

(Note: Ms LAM, Lam Nixie and Mr WONG Wai-kit left the meeting at 4:00 p.m.)

36. STP/TW of the PD responded as follows:

- (1) according to the HKPSG, the number of parking spaces and ratio of residential unit to parking space in a planning application would be subject to the area of the residential units. In this application, 828 residential units would be provided and among which 462 were small and medium residential units with an area ranging from 400 to 700 square feet. Hence, the 1:1 ratio of residential unit to parking space could not be stipulated in the planning. The PD was concerned about the transport arrangement of the application and was currently seeking views from the departments concerned;
- (2) according to past experience, there were additional conditions for most of the planning applications for residential development even though the planning permission was granted by the TPB. The applicant was required to provide a sufficient number of parking spaces as well as loading and unloading spaces in accordance with the requirements which were stipulated by the TD based on various factors such as the condition of the district and characteristics of the development project;
- (3) the PD was also concerned about the impact brought by vehicular noise in the application. However, the PD was unable to give an overall consideration to the application because the views from all the technical departments concerned had not been fully collected yet;
- (4) the TD had already given some comments on the application for the PD. The PD would continue to consult the departments concerned on the views of Members and the public as well as submitting the views collected to the TPB after consolidation;
- (5) as it was proposed in the application that about 800 residential units should be

- built at the location concerned, which was different from the existing land use as a club house, the PD was concerned about the drainage arrangements of the application such as the enhancement of sewers and altered location of sewers;
- (6) as shown in the plans of the application, the road section for exit/entrance at the location in the application concerned was on private land and government land. The applicants should always be held responsible for the cost and various arrangements of the road widening works of private development projects; and
 - (7) the PD had no intention to belittle the role and views of the TWDC and would relay the views of Members clearly and truthfully. The date of consideration of the application was tentatively scheduled for 20 April 2018. If the schedule allowed, the TWDO would provide the PD with a copy of the minutes of CBPDC meeting confirmed by the CBPDC. The PD would submit the minutes of CBPDC meeting in full together with the public views to the TPB for consideration.

37. ADO(TW) of the TWDO stated that the TWDO would provide the PD with the relevant parts of the minutes of CBPDC meeting confirmed by the CBPDC. In case of a tight timetable, the draft of the relevant parts of the minutes of CBPDC meeting would be firstly provided for the PD. The TWDO would ensure that Members' views on the planning application were entailed in the minutes of CBPDC meeting. The TWDO agreed and was pleased to tie in with other approaches that were conducive to reflecting Members' views more directly.

38. The views, enquiries and suggestions of Members were summarised as follows:

- (1) he was concerned about and raised objection to the application. He opined that the applicant failed to submit sufficient information for the application. Given the increase in the number of parking spaces in the application, he suggested that the amount of land premium should be increased correspondingly (the Acting Chairman);
- (2) he enquired the TD about the objective criteria of assessing the traffic impact (the Acting Chairman);
- (3) he was pleased to note that the PD was concerned about the traffic impact of the application and gave the above response. He suggested that the CBPDC should request the TD to give response to the TIA of the application in writing (Mr LAM Faat-kang);
- (4) he suggested that the CBPDC should request the EPD to give response to the impact of the application on environmental protection and sewerage disposal in writing (Mr LAM Faat-kang);
- (5) he said that the discussion on the role of the CBPDC was held with the TWDO and PD in the past and the contact details of the staff of the PD were provided in the papers of planning applications for improvement (Mr LAM Faat-kang);
- (6) he was dissatisfied with the failure to directly convey Members' views to the PD after the meeting and opined that Members' views should not be forwarded by the TWDO. He suggested that the CBPDC should request the DEVB to define the positioning of the CBPDC in respect of its role and views in writing, in particular, the significance of the CBPDC's views should be determined (Mr LAM Faat-kang);
- (7) he opined that the course of the PD's planning application was too hasty and

the public consultation period lasted for three weeks only. It failed to tie in with the meeting cycle of the TWDC in which a meeting was held every two months. Hence, he agreed that the CBPDC should suggest the DEVB to extend the public consultation period in writing, so that Members and the public could have sufficient time to study the relevant information and give views on the planning applications (Mr TAM Hoi-pong);

- (8) the EPD stated in its written reply that it would be inappropriate for the EPD to attend the CBPDC meetings because the EPD would give views to the PD. Thus, she enquired the PD whether the EPD's account was reasonable (Ms LAM Yuen-pun, Phyllis);
- (9) he opined that the three-week public consultation period was too short. It would be fairer to the public and applicant if the public consultation period was extended. Besides, he worried that the applicant would reschedule the date of submission of planning application, in order to skip over the discussion on the planning application at the CBPDC meetings (Mr KOO Yeung-pong);
- (10) he was concerned that the location concerned was in close proximity to a country park and catchwater and that the road was narrow. He also opined that the construction of a number of high-density residential buildings in mid-level and provision of more than 800 residential units to meet the housing demand would result in far-reaching impacts. Hence, he agreed that the CBPDC should suggest the DEVB to extend the public consultation period in writing (Mr KOO Yeung-pong); and
- (11) as this application would cause impact on various aspects including traffic, he suggested that the TD and EPD should send representatives to attend the CBPDC meetings regularly (Mr KOO Yeung-pong).

(Note: Mr KOT Siu-yuen left the meeting at 4:16 p.m.)

39. STP/TW of the PD said that the PD would consider the views of the departments and members of the public altogether as well as giving views to the TPB.

40. AA/Lands (DLO) of the DLO said that the DLO would handle the land premium arrangement according to different circumstances of individual land lease. Currently, the DLO was unable to make a conclusion on the application.

41. The Acting Chairman stated that the CBPDC would request the TD and EPD to give response to the application in writing. The CBPDC would also request the DEVB to define the positioning of the CBPDC in respect of its role and suggest the DEVB to extend the public consultation period of planning applications in writing, in order to tie in with the meeting cycle of the CBPDC.

(Post-meeting note: The CBPDC had requested the TD and EPD to give response to the application respectively as well as requesting the DEVB to define the positioning of the CBPDC in respect of its role and suggesting the DEVB to extend the public consultation period for planning applications in writing on 30 April 2018.)

VII Item 6: Work Progress Report by Working Groups under the Committee and Sponsored Organisations

(A) Working Group on Community Building Activities

42. The Vice Chairman reported that all activities of the Working Group for the current year were held successfully and thanked Members for their support.

(B) Working Group on Community Development and Planning

43. The Vice Chairman reported that the report on “Opinion Survey on Planning Study in Tsuen Wan District” was printed and would be distributed to the parties concerned one after the other.

(C) Working Group on Industrial and Commercial Development

44. The Chairman said that the activities of the Working Group for the current year were held successfully and thanked Members for their support.

(D) Tsuen Wan Festival Lightings Organizing Committee (Lightings Committee) (Sponsored Organisation)

45. Mr LO Siu-kit reported that regarding lighting works, the festive lightings for the current year would be hung until 3 March 2018. It was anticipated that all of them would be removed by the contractor in mid-March 2018. On fund-raising, the relevant vertical flying posters on lamp posts and publicity posters on pedestrian footbridges were posted in November 2017 and would be removed in early March 2018. The Lightings Committee would hold its fourth meeting in late March 2018 to review the effectiveness of the activities for the current year and refine the arrangements of the activities for the next year.

VIII Item 7: Any Other Business

46. The Chairman said that the CBPDC received two complaints on noise nuisance earlier. According to the sponsored organisation, the result of the noise monitoring conducted during the activity concerned showed that the noise level did not exceed the standards. The working groups under the CBPDC would continue to follow up their activities respectively. Besides, he suggested that the working groups under the CBPDC should enhance the monitoring on noise level during the activities to be held in future.

47. Mr KOO Yeung-pong suggested that the TD and EPD should send representatives to attend the CBPDC meetings regularly in light of Members’ keen concern on the TIA and environmental impact assessment of each planning application.

48. The Chairman stated that he would study and follow up the relevant matters with the departments concerned.

49. Members noted the contents of the following information papers:

- (1) Financial Statement of Community Building, Planning and Development Committee as at 26 February 2018 (CBPDC Paper No. 26/17-18); and
- (2) Dates of Meetings of Community Building, Planning and Development Committee between May 2018 and March 2019 (CBPDC Paper No. 27/17-18).

IX Adjournment of Meeting

50. The Chairman reminded Members that the next meeting was scheduled at 11:00 a.m. on 15 May 2018 (Tuesday) and the deadline for submission of paper was 27 April 2018.

51. There being no other business, the meeting was adjourned at 4:33 p.m.

Tsuen Wan District Council Secretariat

27 March 2018